



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

**ZONING ADMINISTRATOR
AGENDA
MARCH 20, 2008**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 to 400 feet of the property lines of the subject property. If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

1:30 P.M.
NT
APPROVED
WAIVED TIME

VARIANCE, DAVID & LAURN PRAY (PVAAT20080109)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from JT Anderson of Gray Construction on behalf of David & Laurn Pray, for the approval of:

- A Variance to the south side yard setback requirement of 20' from property line to allow for a setback of 11' from property line, in order to construct a single family residence.

The project is located on a 43,943 sq. ft. parcel located on the south side of Cold Springs Drive, approximately 400' east of the intersection of Red Rock Drive and Cold Springs Drive (5167 Cold Springs Drive) in the Foresthill area. The project site is zoned RS-AG-B-40 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 sq. ft. minimum). The Assessor Parcel Number is 257-030-047. The Zoning Administrator will consider adoption of a Categorical Exemption.

1:45 P.M.
LC
APPROVED
WAIVED TIME

MINOR USE PERMIT, TILTON OFFICE/WAREHOUSE (PMPAT20070632)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Zachary Carter/ZMC Consulting on behalf of James Tilton, for the approval of:

- A Minor Use Permit for the construction of an approximately 17,760 square foot office/warehouse building in the Sunset Industrial area.
- A Variance to the front setback requirement of 30 feet to allow for a setback of 10 feet from the front property line.

The project is located on a 1.007 acre parcel on the south side of Nichols Drive, approximately 260' west of the intersection with Cincinnati Avenue in the Sunset Industrial area. The project site is zoned INP-Dc (Industrial Park combining Design Scenic Corridor). The Assessor Parcel Number is 017-210-009. The Zoning Administrator will consider adoption of a Mitigated Negative Declaration.

2:00 P.M.
MC
APPROVED
WAIVED TIME

VARIANCE, RAYMOND AND VANELDA BRATT (PVAAT20080065) CEQA EXEMPTION 15305

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Raymond and Vanelda Bratt, for the approval of:

- A Variance to the second story side yard building setback requirement of 10' from property line to allow for a 5' setback in order to construct a two story addition to the existing residence, which is currently located at 5' from property line.

The project is located on a 12,618 sq. ft. parcel on the east side of Palisades Drive, approximately 1 mile south-west of the intersection of Brockway and Donner Pass Rd. (10970 Palisades Drive) in the Truckee area. The project site is zoned RS (Residential Single Family). The Assessor Parcel Number is 080-340-016. The Zoning Administrator will consider adoption of a Categorical Exemption from CEQA.

2:15 P.M.
MC
CONT TO AN
OPEN DATE

MINOR USE PERMIT, JERRY BECHHOLD (PMPBT20070765)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Jerry Bechhold, for the approval of:

- A Minor Use Permit to allow for a corporate and dirt bike retreat on the subject parcel. The Minor Use Permit also includes a request for a caretaker's residence to support the proposed use.

The project is located on a 10 acre parcel on the south side of Foresthill Road (36100 Foresthill Road) in the Foresthill area. The project site is zoned FOR-160 ac. min. (Forest combining Building Site Size 160 acres minimum). The Assessor Parcel Number is 064-110-016. The Zoning Administrator will consider adoption of a Categorical Exemption.

2:30 P.M.
MC
APPROVED
WAIVED TIME

VARIANCE, KURT & SHERI LEWIS (PVAAT20080088) CEQA EXEMPTION 15305

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Kurt & Sheri Lewis, for the approval of:

- A Variance to the required south side yard setback of 30 feet from property line to allow for a setback of 20 feet in order to construct a 1,431 square foot addition to

their existing single family residence.

The project is located on a 1.2 acre parcel located on the west side of Ridge Road, approximately 2.5 miles of the intersection of Taylor Road (7380 Ridge Road) in the Newcastle area. The project site is zoned F-B-X-4.6 ac. min. (Farm combining Building Site Size of 4.6 acres minimum). The Assessor Parcel Number is 031-171-094.

3:00 P.M.
GH
APPROVED
WAIVED TIME

VARIANCE, VISWANATH RAO/KATHRYN SMALL (PVAAT20080049)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and at the time noted above, in order to consider a request from Viswanath Rao, for the approval of:

- A Variance to reduce the east side setback from 30 feet from property line to 13 feet from property line to allow for the construction of an addition to an existing garage.

The project is located on a 5 acre parcel located 0.7 mile from the intersection of Mt. Vernon Road and Baxter Grade Road (8100 Haven Hill Lane) in the Auburn area. The project site is zoned F-B-X-4.6 ac. min. (Farm combining Building Site Size 4.6 acres minimum). The Assessor Parcel Number is 026-270-064. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:15 P.M.
GH
APPROVED
WAIVED TIME

MINOR USE PERMIT AND VARIANCE, J. LEE BUCKINGHAM/SHALE RIDGE MINI STORAGE (PMPMT20080094)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from J. Lee Buckingham on behalf of Shale Ridge Mini Storage, for the approval of:

- A Minor Use Permit to allow for the expansion of an existing ministorage facility, including
 - 1) Construction of a new 1,959 square foot storage building
 - 2) 609 square foot expansion of an existing structure
 - 3) Variance to minimum 40-foot front setback for parallel parking spaces

The project is located on a 1.2 acre parcel on the north side of Shale Ridge Lane, approximately 300' east of the intersection of Grass Valley Highway and Shale Ridge Lane (12055 Shale Ridge Lane) in the Auburn area. The project site is zoned C3-UP-Dc (Heavy Commercial combining Use Permit required combining Design Scenic Corridor). The Assessor Parcel Number is 051-220-032. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:45 P.M.
AF
APPROVED
WAIVED TIME

Minor Use Permit Modification and Extension of Time, A&A Stepping Stone (PMPA 20050195) - Categorical Exemption, Class 4

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from AR Associates on behalf of Keith Arellano, for the approval of:

- A two-year Extension of Time and approval of a modification to Minor Use Permit 20050195 to construct a temporary parking area. The temporary parking area would provide on-site parking for employees currently parking in the Ophir Road right-of-way and a staging and storage area for delivery trucks and trailers.

The project is located on a 6.7 acre parcel on the southeast side of Ophir Road, approximately 200 yards southwest of the intersection of Ophir Road and Geraldson Road in the Newcastle area, at 10240 Ophir Road. The project site is zoned INP-Dc (Industrial Park combining Design Scenic Corridor). The Assessor Parcel Number is 040-200-028. (This item was continued from the 3/6/08 hearing.)